



SAN MIGUEL COUNTY

COMPREHENSIVE PLAN UPDATE

San Geronimo/Mineral Hill Area Meeting September 21, 2017



Architectural Research Consultants, Incorporated

Albuquerque, NM

505-842-1254

505-766-9269

www.arcplanning.com

INTRODUCTION

What is a Comprehensive Plan?

- ▶ It is a policy guide to decisions about the physical development of the community/county over the next 20-30 years, adopted by Board of County Commissioners
 - ▶ Long-range planning prepares the county for the future, anticipates change, accommodates growth, prepares to do first things first, and guides a sense of community
- ▶ Policies inform zoning decisions, support funding requests, recommend implementation actions, and form the basis for strategies

This project will accomplish update of 2004 County Comp Plan

San Miguel County Comprehensive Plan Elements

Community Cultural Values / Vision
Land Use
Economic Development
Transportation
Utilities and Water
Housing
Facilities
Hazards Mitigation
Implementation

How should Your community GROW and CHANGE?

Please join us for a Community Conversation in your area! Snacks will be provided.

San Miguel County is updating its Comprehensive Plan & needs your input to develop policies guiding long-term growth and development in the county.

COUNTY OFFICIALS WILL BE ON HAND TO ANSWER YOUR QUESTIONS

Tonight is the fifth of seven Community Conversations

Pecos Area	Pecos Village Hall August 29, 6 to 8 PM
Gallinas Area	La Placita Fire Station September 7, 6 to 8 PM
Conchas Area	Conchas Fire Station September 13, 6 to 8 PM
El Valle/ Tecolote Area	Valley Middle School September 14, 6 to 8 PM

San Geronimo/ Mineral Hill Area	Sheridan Fire Station September 21, 6 to 8 PM
Tremontina Area	Tremontina Fire Station September 28, 6 to 8 PM
Rociada/ Sapello Area	Rociada Fire Station October 4, 6 to 8 PM

QUESTIONS? CONTACT:
ALEX IAFOLY, SAN MIGUEL PLANNING & ZONING:
(505) 454-1074, AIAFOLY@CO.SANMIGUEL.NM.US
OR, STEVE BURSTEIN, PLANNER: (505) 842-1254

VISIT WWW.SMOUNTY.NET FOR MORE INFO



UPDATING CURRENT PLAN

Planning Consultant Team

► ARC

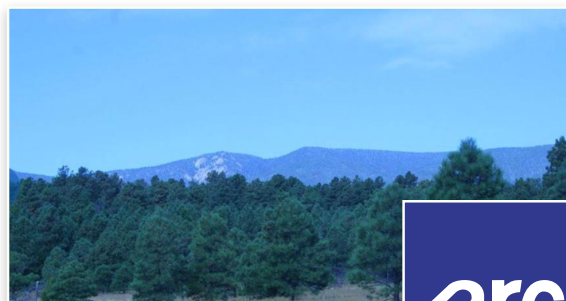
- Longest-established NM firm specializing in planning for communities and facilities
- Prepared County's oil and gas comprehensive plan element (2014), Las Vegas Comprehensive Master Plan (2011), and Pecos Schools Facilities Plan (2005, 2011, 2016)

► Elmo Baca/Quixote Productions

- >30 years of experience in community and economic development, real estate investment and cultural heritage tourism
- Mr. Baca will work in public engagement and economic development



Source: <http://www.ghosttowns.com/states/nm/sangeronimo.html>



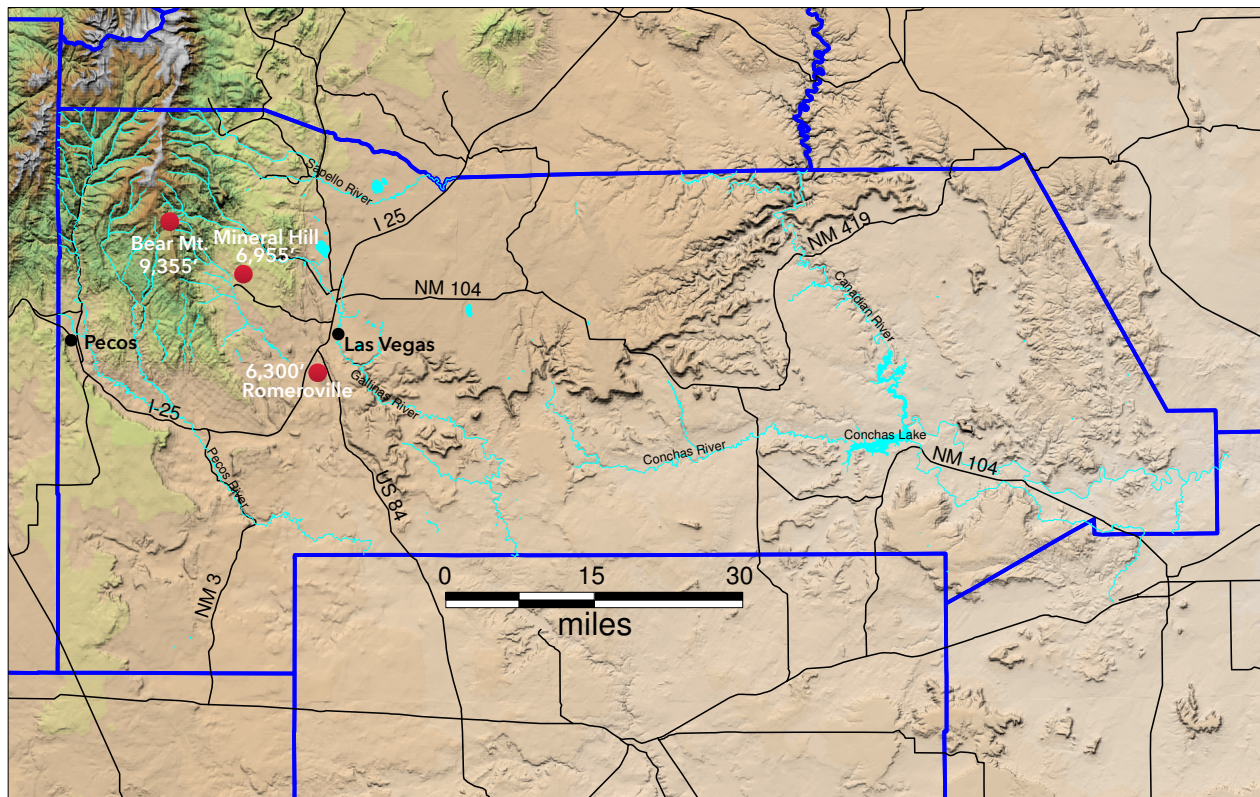


Existing Conditions

Land Use, Population and Housing

EXISTING CONDITIONS: LAND USE

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EXISTING CONDITIONS: BASE MAP

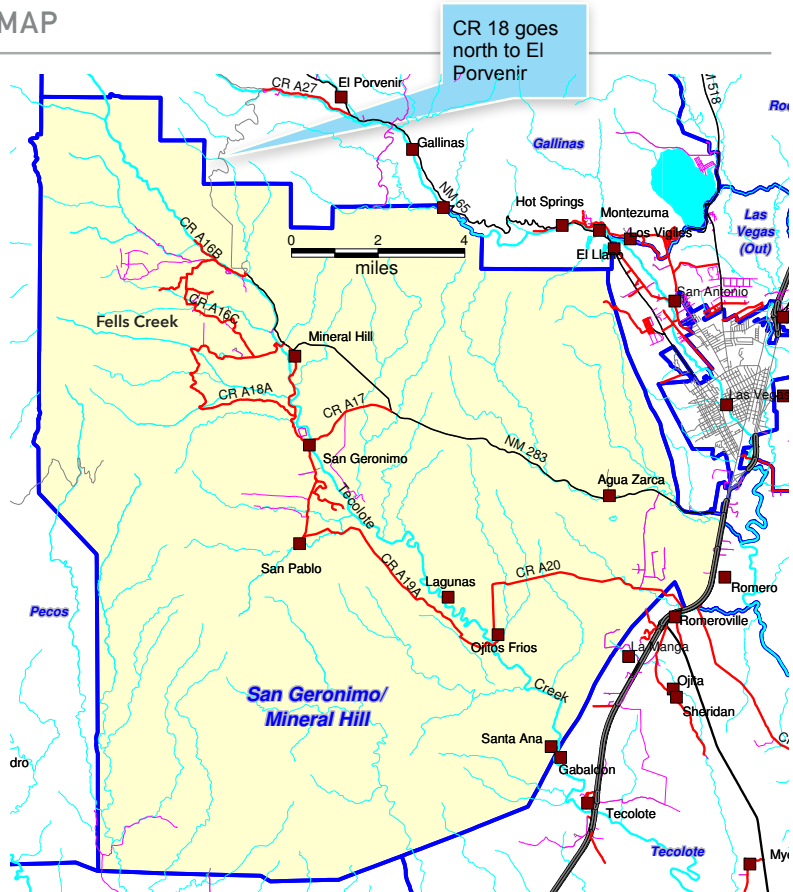
Roads and Drainages in San Geronimo/Mineral Creek Area

NM 283 is the main road in subarea, with County Roads A16, A18, A19A, A20 providing access and loops

Tecolote Cr. is the major drainage. Fells Cr., Blue Canyon Cr. are also prominent

Road Classification

- COUNTY ROAD
- INTERSTATE HWY
- FOREST ROAD
- PRIVATE LANE
- STATE HWY
- US HIGHWAY



EXISTING CONDITIONS: LAND USE

Land Status

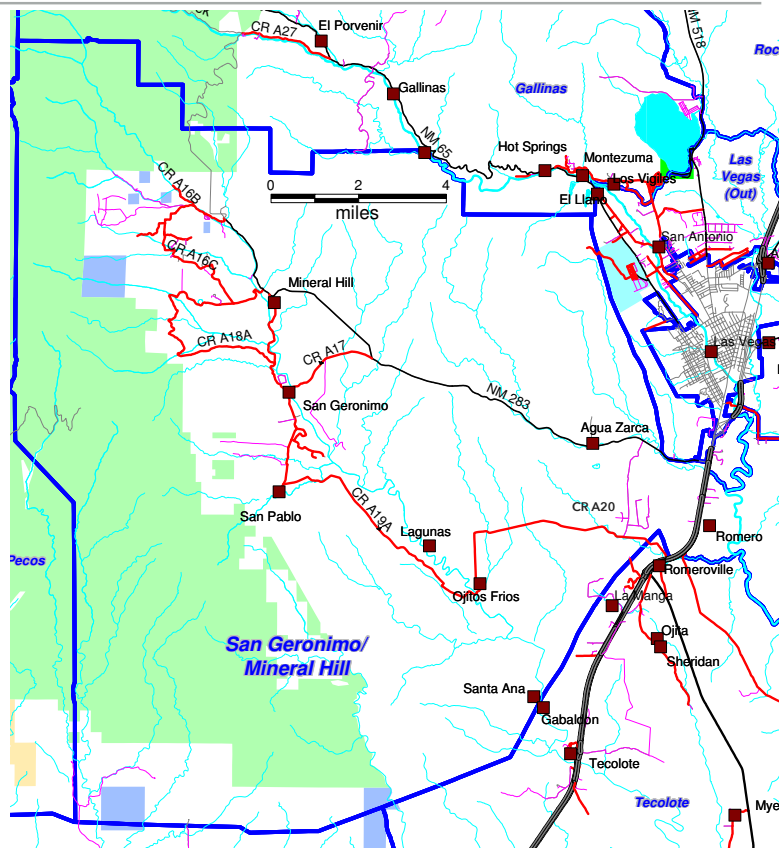
198 square miles in subarea

67% of the Subarea is private, 133 sq. miles

33% of the Subarea is public. USFS: 63 sq. miles; State Land Office: 2.3 sq. miles

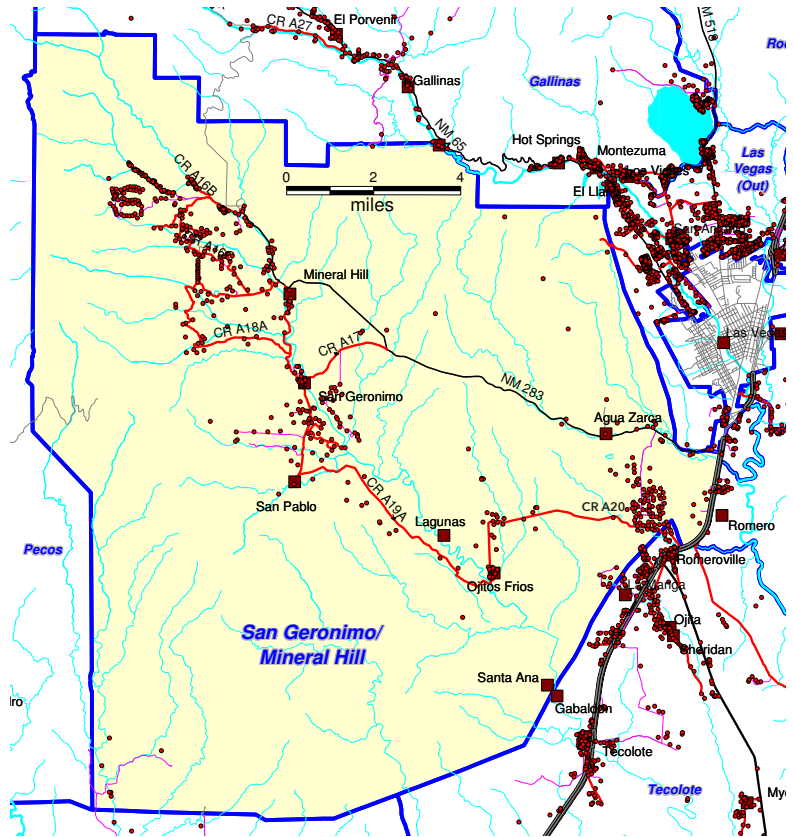
Land Status

- Bureau of Land Mngt
- Department of Defense
- Forest Service (US)
- Indian Land
- National Park Service
- Private
- State Land
- State Game and Fish



Address Points in Subarea

Development clustered in Mineral Hill, San Geronimo and north of CR A20

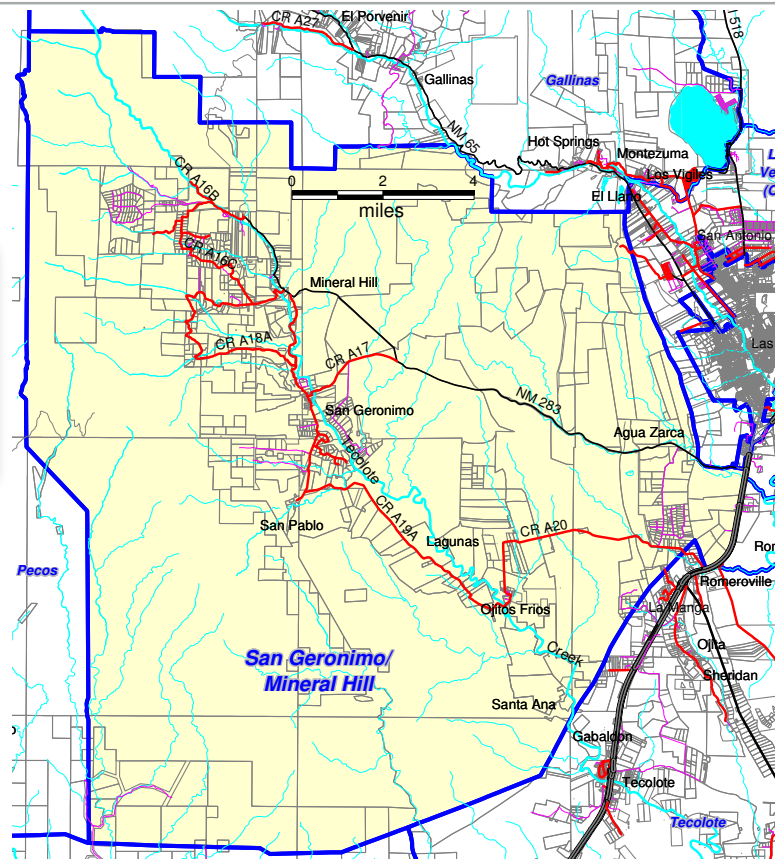


Parcels in Subarea

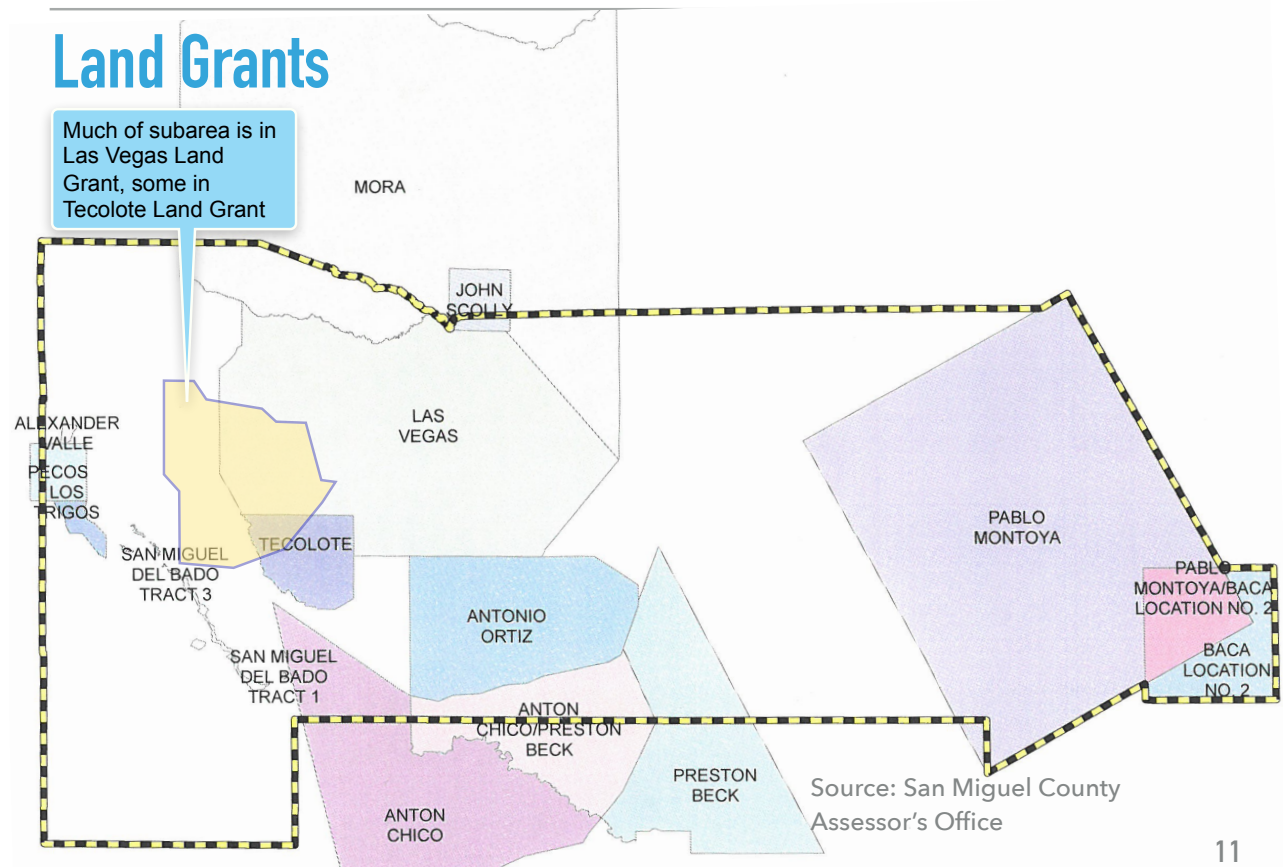
Considerable subdivision activity in the subarea - more than in most rural areas of the county

Road Classification

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- STATE HWY
- US HIGHWAY



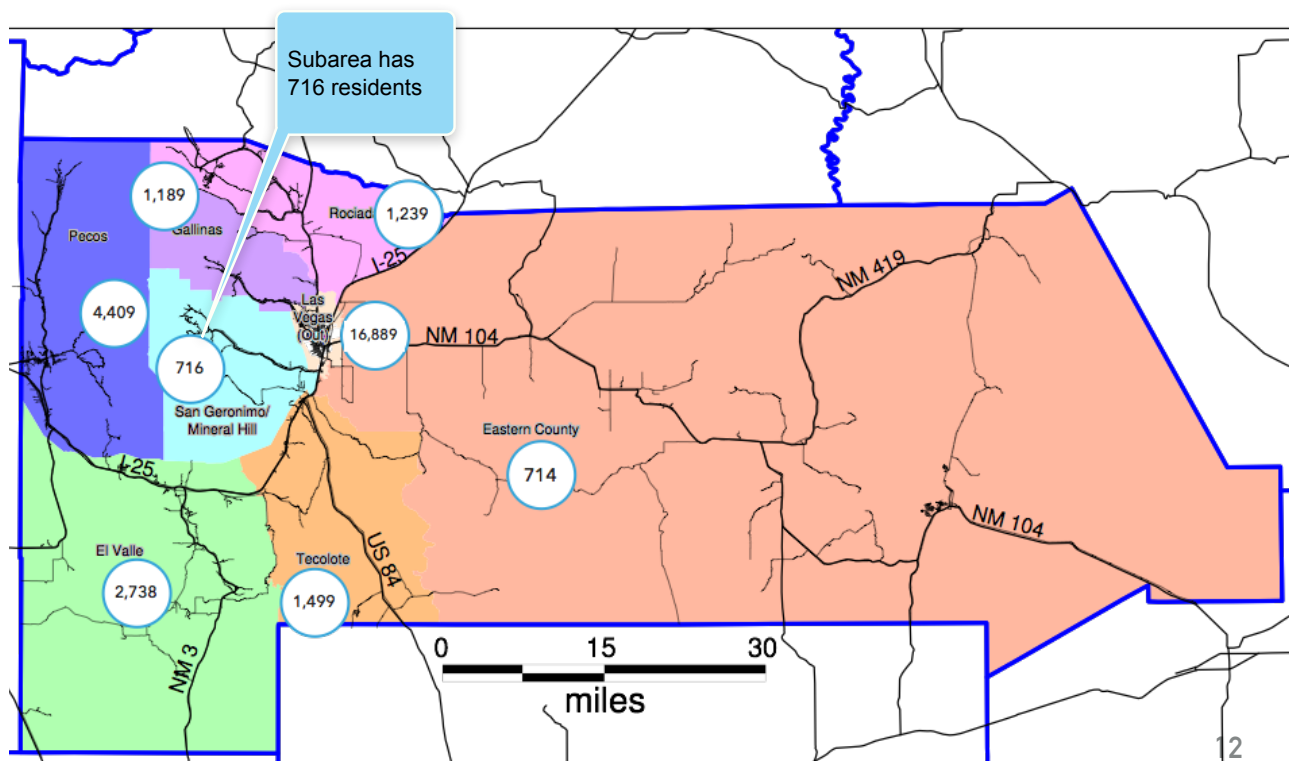
EXISTING CONDITIONS: LAND USE



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EXISTING CONDITIONS: DEMOGRAPHICS

County Subareas 2010 Population



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Housing by Subarea

Subarea has 506 housing units, with 412 occupied

Subarea has an average household size of 1.7 persons/household, smallest of all subareas in County

Population and Housing Characteristics by Subarea

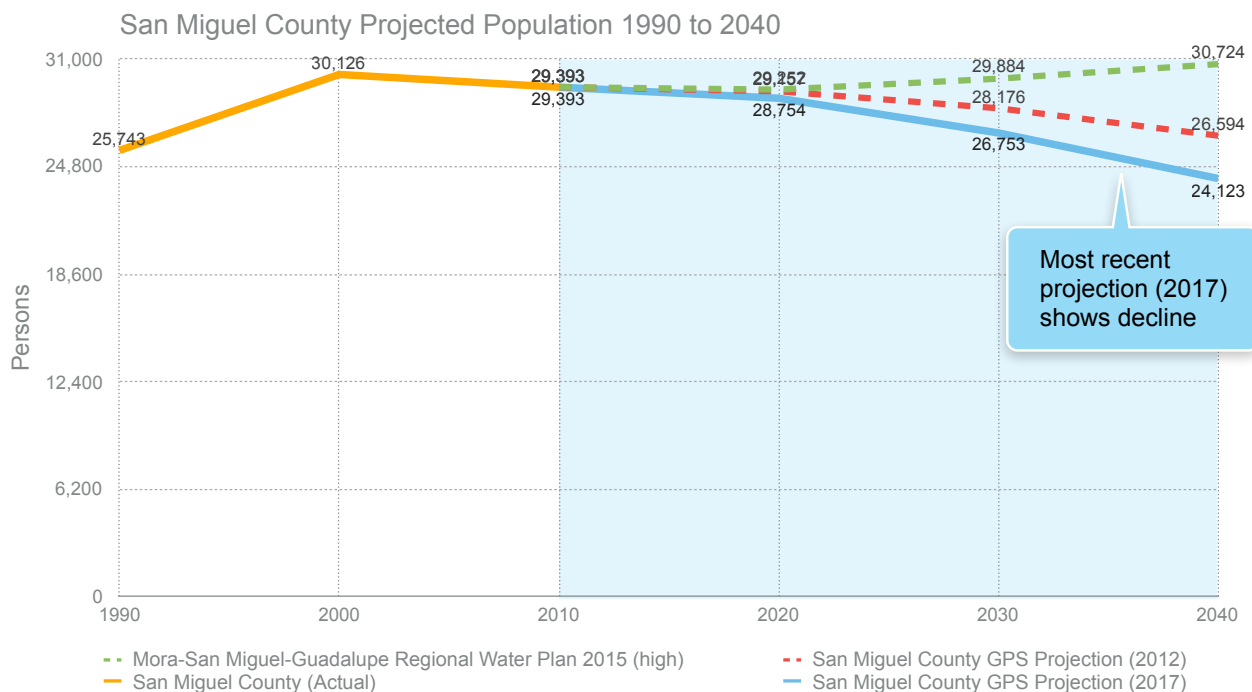
Subarea	Population	Housing Units	Households (estimate)	Total (estimate)	Vacancy Rates		Household Size
					Seasonal Portion of Vacant	Non-Seasonal Portion of Vacant	
Pecos	4,409	2,622	1,702	35.1%	69.1%	30.9%	2.59
Eastern County	714	1,055	357	66.2%	82.5%	17.5%	2.00
Gallinas	1,189	550	420	23.6%	57.2%	42.8%	2.83
El Valle	2,738	1,501	1,159	22.8%	35.6%	64.4%	2.36
San Geronimo/Mineral Hill	716	506	412	18.6%	45.0%	55.0%	1.74
Rociada	1,239	826	530	35.8%	73.0%	27.0%	2.34
Tecolote	1,499	692	560	19.1%	40.4%	59.6%	2.68
City of Las Vegas	14,360	6,740	5,751	13.0%	1.1%	98.9%	2.26
Las Vegas Area Outside City	2,529	1,103	1,088				2.32
Total	29,393	15,595	11,978	3,617	0.5%	99.5%	2.34

Source: U.S. Census 2010

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DEMOGRAPHICS: POPULATION PROJECTIONS

San Miguel County Historic and Projected Population



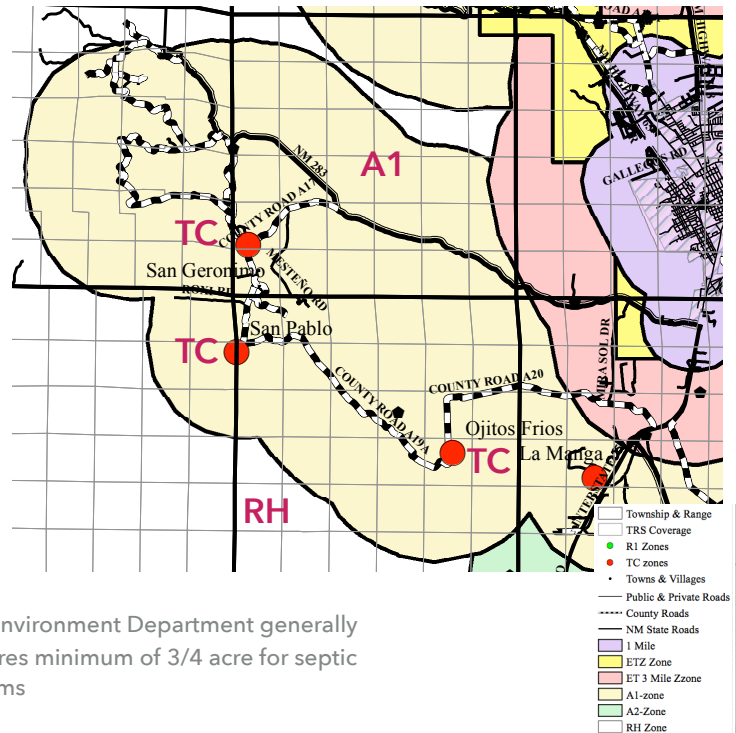
Source: UNM GPS, Mora-San Miguel-Guadalupe Regional Water Plan 2015

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County Zone Districts in Subarea

- ▶ A1: purpose to preserve the scenic and recreational values, safeguard water supply, open and spacious development in areas remote from available public services, 1-acre minimum lot size, can have mobile home for family member in addition to a site-built house or mobile home, 20 foot front setback, 10 foot side yards
- ▶ TC: purpose to encourage adequate planning without negating traditional life styles, cultural historic districts - potential for historic preservation, half acre minimum lot size
- ▶ RH: purpose to permit lower density in residential agricultural areas and maintain large farms and ranches, 5-acre minimum lot size

- ▶ NM Environment Department generally requires minimum of 3/4 acre for septic systems



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HAZARDS MITIGATION

Possible Natural Hazards, Mitigation, and Emergency Preparedness

- ▶ Forest or grass fires, defensible spaces
- ▶ Drought
- ▶ Flooding
- ▶ Surface or ground water pollution

Policies in 2004 Comprehensive Plan – Examples

1. Economic development will be approached as a partnership effort with all the stakeholders working together to encourage and facilitate economic development within the County
2. The County will support and promote grass-roots initiatives to provide economic opportunities based on locally available resources, small-scale, low-environmental-impact production technology, traditional skills and cultural values
3. Consider establishing a community land trust as an option for preserving agricultural and culturally significant land
4. San Miguel County will approve new subdivisions that address its affordable housing goals
5. The County will seek state technical assistance and/or funding to monitor and reduce contamination from septic tanks in areas where water quality is deteriorating
6. Use zoning to protect scenic corridors while encouraging economic development that support heritage tourism, agri-tourism and ecological tourism

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Community Conversation Discussion Topics

How should your community grow and change?

- What do you see as the major strengths and assets of the County, and specifically your subarea?
- What are your hopes and dreams for your subarea? For County?
- What are the County's challenges in moving forward during the next 10 years? What would you like to see change?

High points for Vision and additional questions

Discussion with County staff

Thank you!

ARC Team Contact Information

Steve Burstein, AICP, Project Manager and
Planner

sburstein@arcplanning.com

Liza Miller, Planner

lmiller@arcplanning.com

Architectural Research Consultants, Incorporated
220 Gold Avenue SW, Albuquerque, NM 87102
(505) 842-1254

Elmo Baca, Owner

elbaca1104@aol.com

Quixote Productions
144 Bridge Avenue, Las Vegas, NM 87701
(505) 577-2415